

2013-010980

Klamath County, Oregon



00142945201300109800020021

09/27/2013 10:33:11 AM

Fee: \$42.00

**MAIL TAX STATEMENTS TO:**

Trustee of the Gaub Living Trust  
PO Box 2814  
La Pine, OR 97739

**AFTER RECORDING RETURN TO:**

Jeffrey G. Moore, Attorney  
Saalfeld Griggs PC  
PO Box 470  
Salem, OR 97308

**WARRANTY DEED**

*Jimmy John Gaub and Janese Marie Gaub*, as tenants by the entirety, Grantors, convey to *Jimmy J. Gaub and Janese M. Gaub, Trustees of the Gaub Living Trust dated September 20*, 2013, and any amendments thereto, Grantee, the following described real property situated in the County of Klamath, State of Oregon:

Lot 35, Block 30 of First Addition to Klamath Forest Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: R264001

Map/Tax Lot No: 3510-022D0-05200-000

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

Grantors covenant that Grantors are seized of an indefeasible estate in the real property described above in fee simple, that Grantors have good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantors warrant and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantors, provided that the foregoing covenants are limited to the extent of coverage available to Grantors under any applicable standard or extended policies of title insurance, it being the intention of the Grantors to preserve any existing title insurance coverage.

This deed is executed to partially fund a trust of Grantors, and the true and actual consideration stated in terms of dollars is ZERO.

The following is the notice as required by Oregon law: "BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS

